

Program for Jardine Apartment Renovation Phase 2

Introduction

The Department of Housing and Dining Services provides on-campus living accommodations for approximately 3,800 students in residence halls and 1,350 occupants in apartments. The department operates 12 months a year employing 300 classified and unclassified employees. Housing and Dining also employs 750 students in the dining services, facilities maintenance, residence life, apartment living and administrative services. Other duties performed by Housing and Dining Services include summer conference operations and marketing as well as providing technology support for the residents.

History

The existing Jardine Apartments community is located on 54 acres on the main campus. The original design consisted of 31 buildings containing 552 apartments, six wash houses and a community center. The apartments were built between 1957 and 1963 with the exception of the Jardine Community Center which was built in 1990.

Due to its age, the Jardine complex was not meeting the needs of our current clients and was becoming more and more expensive to maintain. A renovation and redevelopment for Jardine Apartments was planned to deal with the increasing costs.

Phase 1 included razing four original buildings, 2 wash houses and constructing fourteen new buildings in the cleared sites. Also included in this phase was adding site amenities and landscaping to the area to better fit in with the campus master plan. In addition to new construction, minor renovations to six existing buildings and the major renovation of one existing building was included in the work.

Phase 2 will complete the site improvements and will include green space, streets, onsite parking, playgrounds, utilities, and landscaping. The buildings, landscape and site amenities should follow the same design principles begun in Phase 1. Particular attention must be made to building placement to coincide with the Jardine master plan.

Current Conditions

The demand analysis showed a need for both low-density housing (one- and two-bedroom units) and high-density options (three- and four-bedroom units). Generally, demand for low-density housing came from seniors and graduate students while demand for high-density housing came from underclassmen.

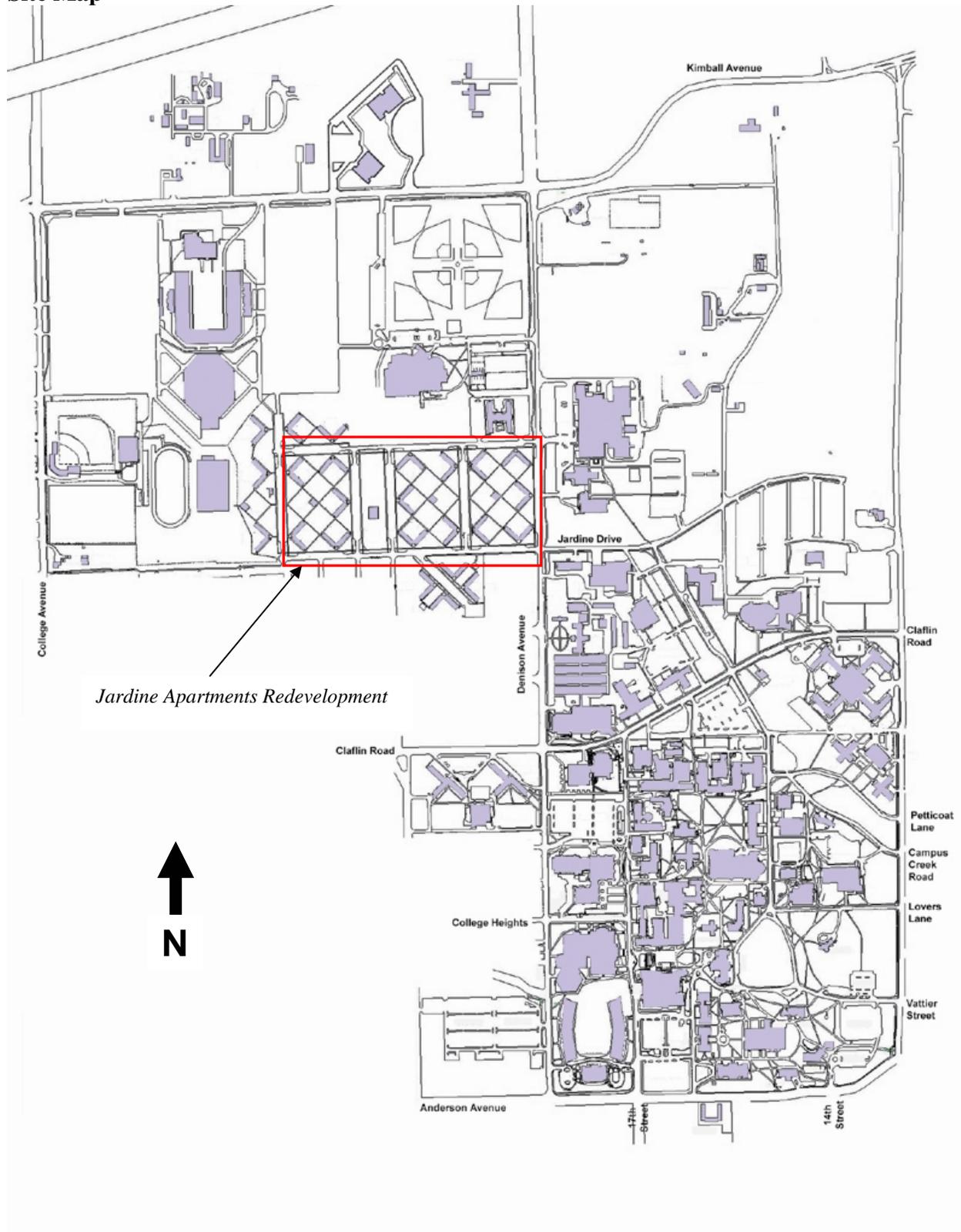
The Jardine community provides varied and affordable housing for undergraduate, graduate, and international students. Students' families are part of the rich tradition of this community. Jardine Apartments provides a diverse group of people the opportunity for unique living and learning experiences. The physical environment created for Jardine will reinforce the interaction of this rich tapestry of people, cultures and traditions. This development will augment the academic pursuits of all the residents.

The new Jardine Apartments also needs to work with the context of the surrounding campus. Kansas State University has a distinct environment. Although the campus architecture is varied and has evolved over many decades, the common thread has been the rich texture of the indigenous limestone and the lush landscape that weaves between the many structures. Jardine Apartments needs to respond to the strong traditions of the campus while providing a unique expression of this vocabulary.

Jardine Apartments will have a hierarchy of communities, but it will not segregate the site into perceived “haves” and “have nots.” Integration is necessary for the community to work as a whole. Special care has been taken to analyze which of the existing buildings will be renovated and which will be demolished for new construction and green space.

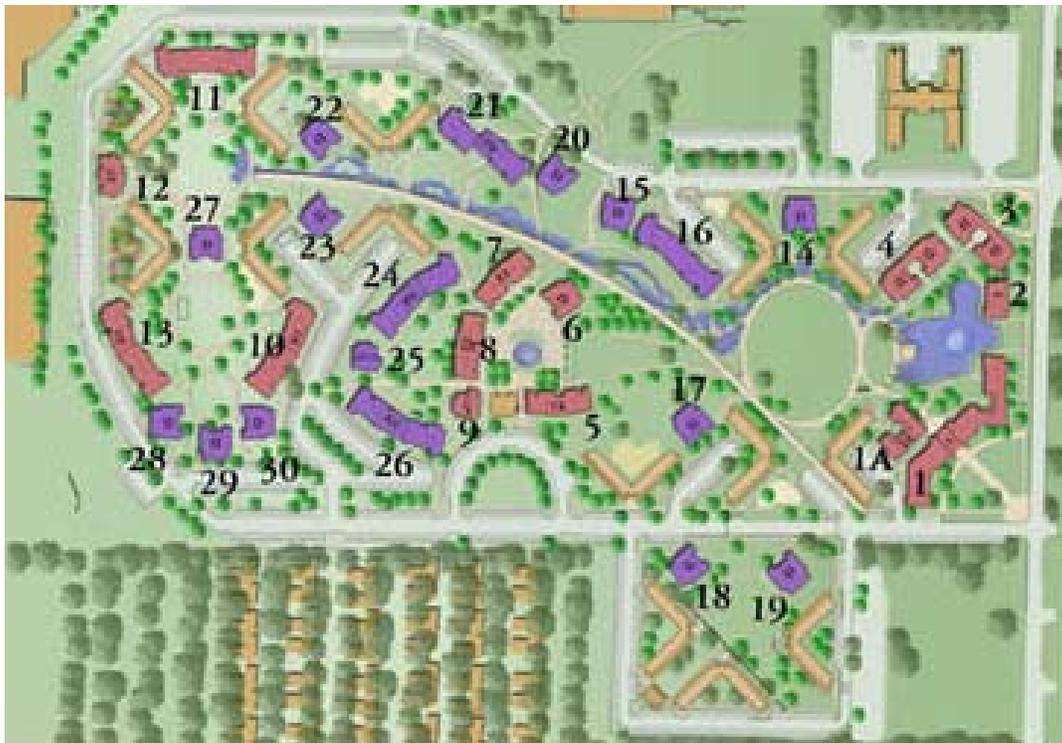
The Phase 2 plan also provides a more direct connection to the Chester E. Peters Recreational facility. This connection will open up a wonderful asset to this community. Convenient parking for families to unload groceries will be balanced against placing parking in discreet locations. The Phase 2 plan also takes into consideration the fact that it is vital to keep a secure outdoor space for children of KSU students to play in an area protected from any vehicular traffic. In addition to practical amenities of parking and protected play areas, the landscaping for the site will provide a stronger visual and physical connection to the botanical garden across Denison, pulling in some of the character of the gardens.

Site Map





2008 Aerial View of Phase 1



Phase 1 (pink), Phase 2 (purple)

Project Description

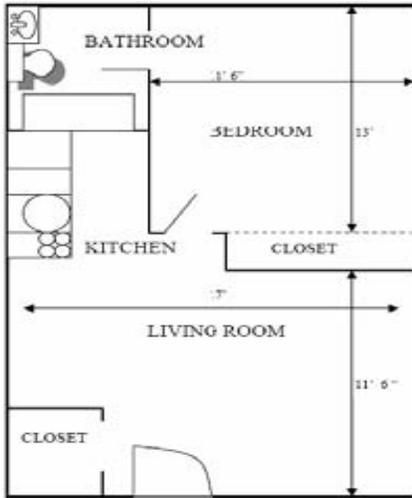
Phase 2 of the Jardine Apartment redevelopment involves razing six more existing apartment buildings, three washhouses and the construction of new buildings.

The project is programmed to include another 166 new apartments or 324 new beds. It is anticipated that they will be in mostly one and two bedroom apartments with some four bedroom and loft apartments. These structures will match the design of the new construction in Phase 1 and will be consistent with the Jardine master plan as well as the university's master plan.

Phase 2 will also complete the site improvements. This includes finishing green spaces, streets, onsite parking, playgrounds, utilities, and landscaping. The design will address the challenge of incorporating elements and features from both the existing Jardine Apartments and the Phase 1 facilities including scale, materials, apartment amenities, area allotments, etc. Particular attention will be made to building placement to coincide with the Jardine master plan. The successful design team must work closely with university stakeholders from inception through project completion.

Phase 2 needs to exhibit the principals of New Urbanism. The design solution will be innovative and atypical of traditional university housing or commercially designed off-campus apartment complexes. Creativity and implementation of unique design features will be emphasized with this project. The design should address the challenge of incorporating elements and features from both existing and Phase 1 facilities including scale, materials, apartment amenities, area allotments, etc. Particular attention must be made to building placement to coincide with the Jardine master plan. The successful design team must work closely with university stakeholders from inception through project completion.

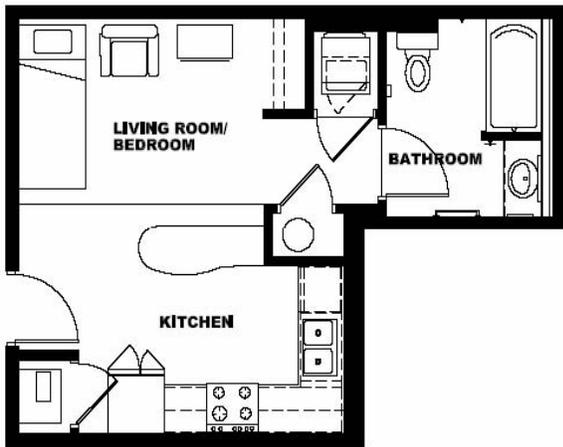
Apartment Floor Plans - Existing



Traditional 1 Bedroom Apartment



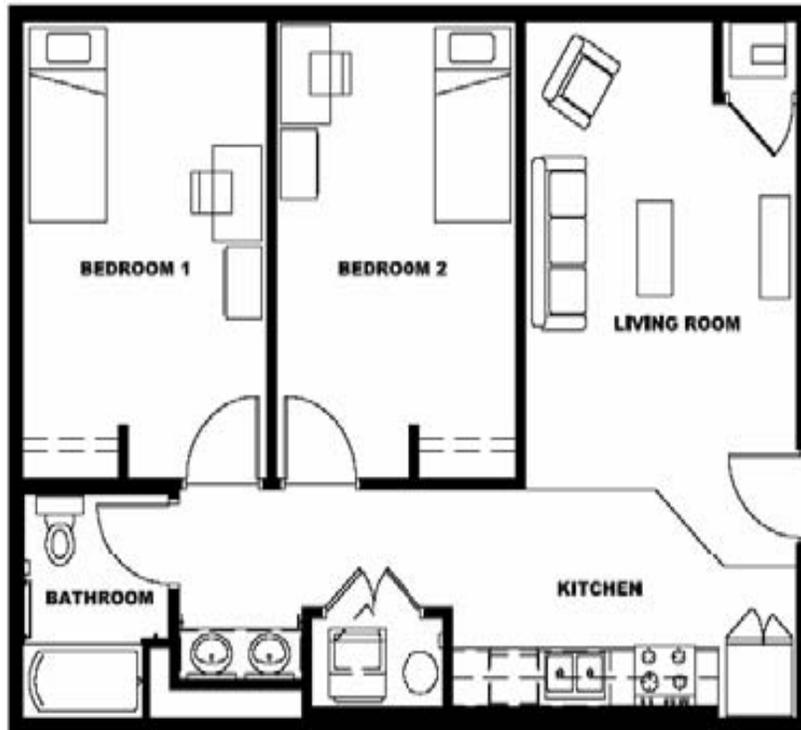
Traditional 2 Bedroom Apartment



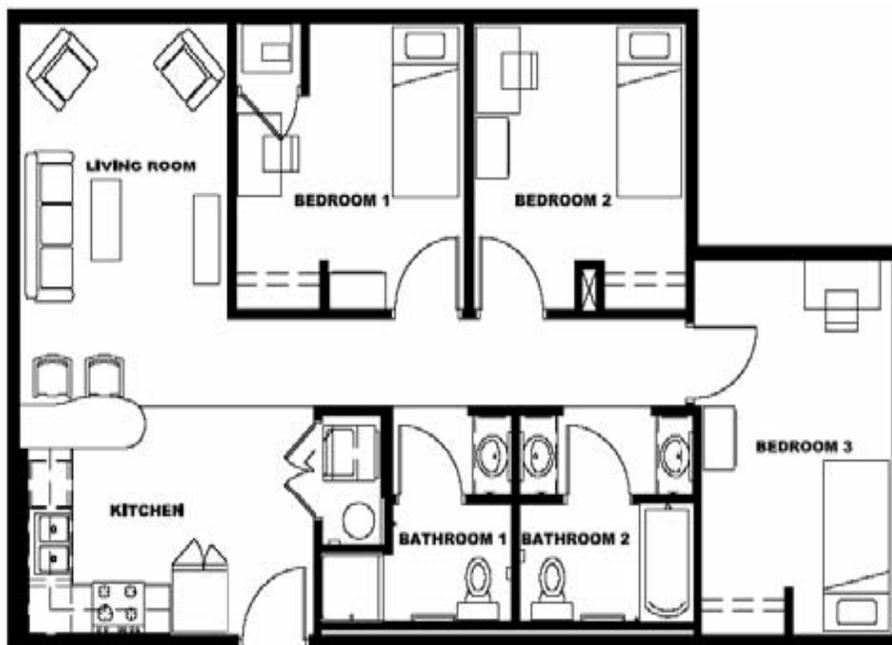
Studio Apartment



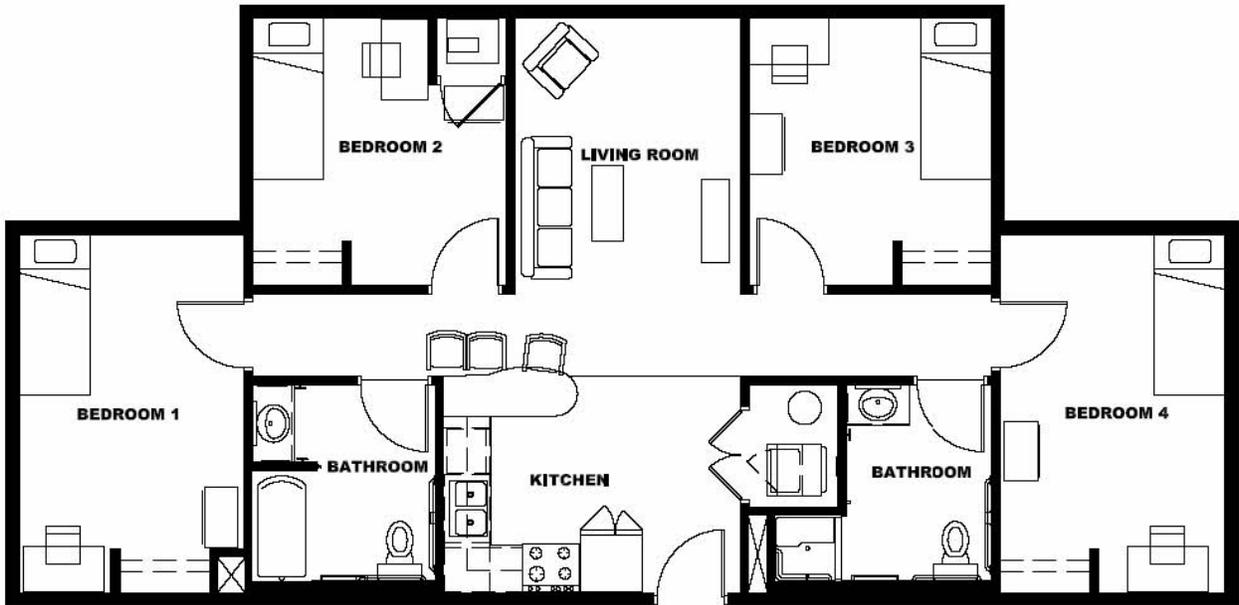
New 1 Bedroom Apartment



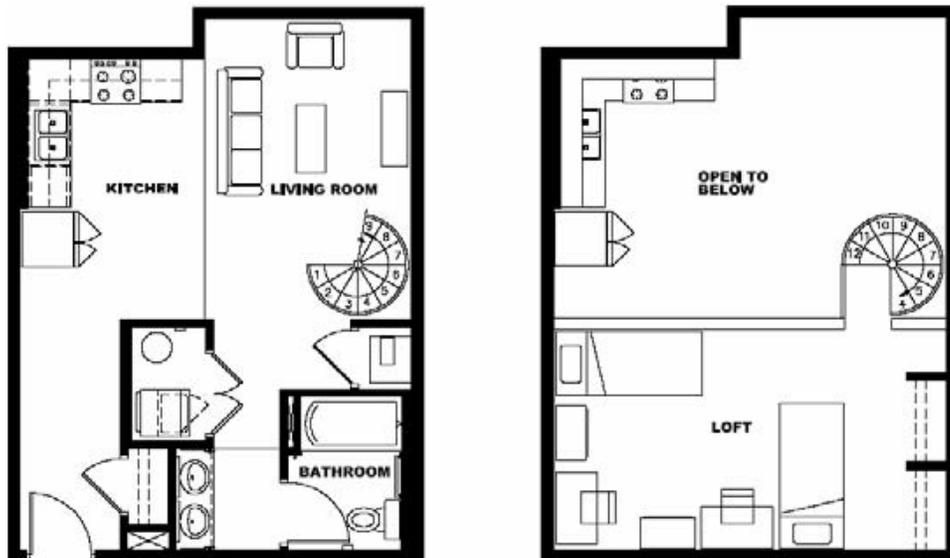
New 2 Bedroom Apartment



New 3 Bedroom Apartment



New 4 Bedroom Apartment



New Loft Apartment

Budget

Demolition & Site Preparation	\$350,000
Utilities & Infrastructure	400,000
Building Construction	19,250,000
Parking, Landscaping, & Site Improvement	2,000,000
Total Construction Budget	\$22,000,000

Timeline

Master Plan & Phasing Study/Modification	2009
Two traditional buildings razed. Construction begins on first new building(s)*	2010/2011
Two traditional buildings razed. Construction begins on second building(s)**	2011
Two of three new apartments completed and on line***	2012
Third of three new apartment buildings completed and on line	2012/2013

Sub Phases

Phase 2a *

Phase 2b **

Phase 2c ***

Phase 2 Feasibility Study

A copy of the comprehensive feasibility study will be provided to the architectural team selected for this project.